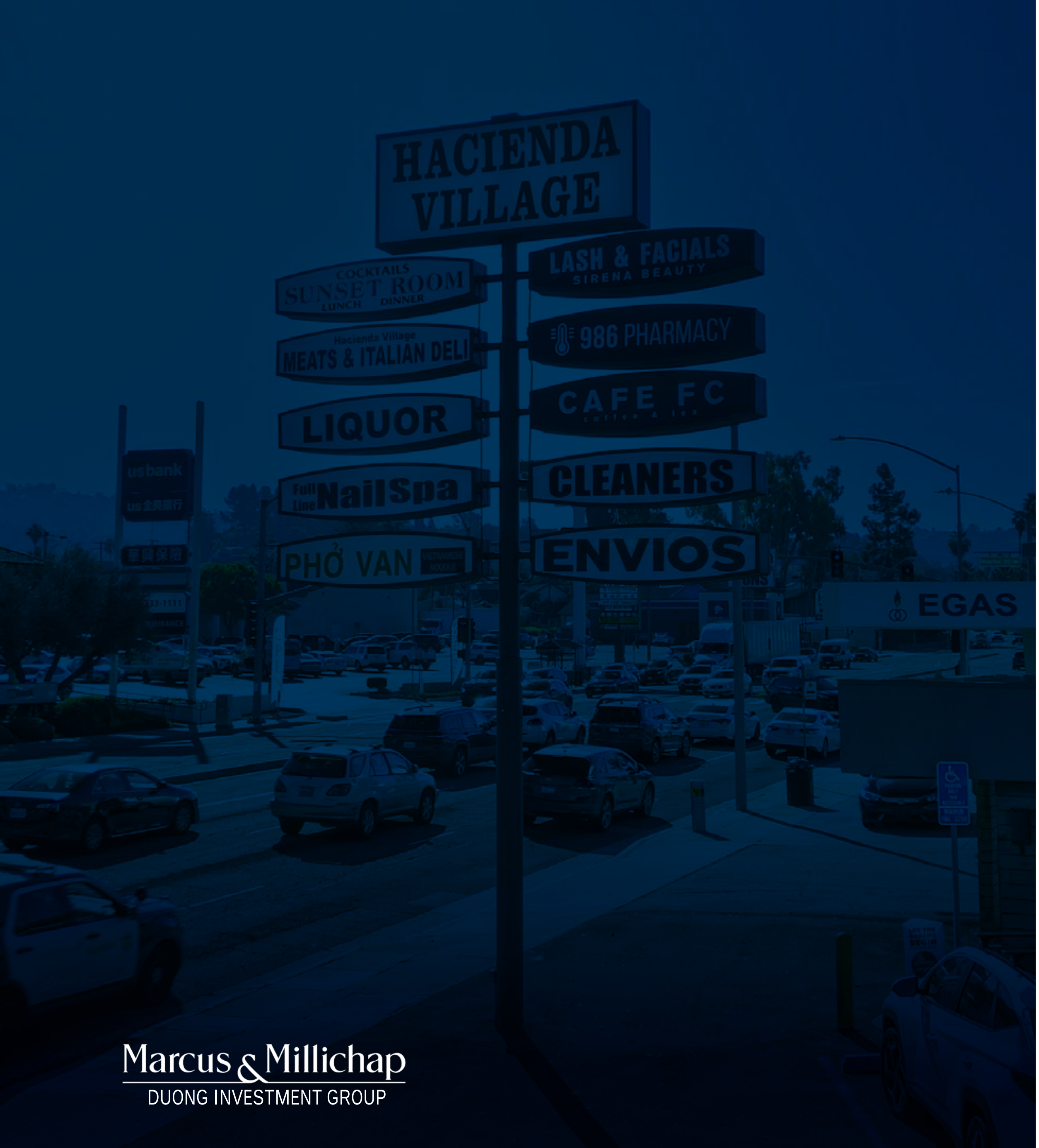
HACIENDA VILLAGE

Marcus & Millichap
DUONG INVESTMENT GROUP

2029 S. HACIENDA BOULEVARD, HACIENDA HEIGHTS, CA 91745

OFFERING MEMORANDUM

HACIENDA VILLAGE



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INVESTMENT OVERVIEW

Investment Highlights

Located Along South Hacienda Boulevard (±50,000 Cars Per Day; The Subject Property is the First Major Intersection To and From the 60 Freeway (±400,000 Cars Per Day)

Seasoned Tenants: Over 40% of the Gross Leasable Area Has Been Occupied by the Same Business for 25+ Years | Multiple Tenants Have Occupied the Property for 40+ Years

Extremely Rare Pylon Signage that Provides Exceptional Exposure for the Subject Property

Rare Hacienda Heights Shopping Center

- **Rare Offering: Signalized, Corner Location in One of San Gabriel Valley's Most Exclusive Retail Corridors**
- Core Infill Hacienda Heights Retail Asset with Limited Historical Turnover and High Barriers to Entry
- **Multiple Tenants at Below-Market Rents or Short-Term or Month-to-Month Leases**, Creating an Opportunity to Realize Immediate Upside
- Immediate Proximity to the Rowland Heights and City of Industry Industrial Hub, Encompassing Approximately 50 Million Square Feet and Tens of Thousands of Employees

Strong Real Estate Fundamentals

- **Diverse and Synergistic Mix** of Restaurants, Service-Based, and "Daily Traffic Driver" Tenants
- Multiple Points of Ingress and Egress Along S. Hacienda Boulevard and Newton Street
- **Excellent Daytime Traffic, Amplified by Several Nearby Educational Facilities (±8,400 Students)**
- Dense, Infill Area with Strong Surrounding Demographics, with **$118,515 Average Household Income and 395,000+ Population Within Five Miles**
- Close Proximity to Credit Tenants, Including Sprouts Farmers Market, Vons, CVS, US Bank in Addition to Several Popular Local Restaurants and Retail Establishments

INVESTMENT OVERVIEW

Aerial Photo

FINANCIAL ANALYSIS

Offering Summary

Property Name	Hacienda Village
Property Address	2029 S. Hacienda Boulevard Hacienda Heights, CA 91745
Assessor's Parcel Number	8219-012-031
Current Occupancy	100%
Year Built	1963
Gross Leasable Area (GLA)	±23,645 Square Feet
Lot Size	±1.59 AC (±69,460 Square Feet)

Pricing

Price	$13,300,000
Cap Rate	5.75%
Price/SF	$562.49

Annualized Operating Data	Current
Gross Potential Rent	$765,012
Expense Reimbursements	$319,366
Gross Potential Income	$1,084,378
Less Expenses	($319,366)
Net Operating Income	**$765,012**

Expenses	Current
Property Tax (1.1590%)	$154,142
Tax Special Assessments	$18,447
Insurance	$42,263
CAM-Service Contracts	$34,101
CAM-Repairs & Maintenance	$17,174
CAM-Utilities/Misc	$22,638
Property Management	$30,600
Total Expenses	**$319,366**
Expenses/SF/Year	$13.51

FINANCIAL ANALYSIS

Rent Roll - As of January 2026

Suite	Tenant Name	GLA	% of GLA	Tenancy	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options
2015	Restaurant (Pending Lease)	1,500	6.34%	New Tenant	03/31/2028	$4,500.00	$3.00	NNN	3% Annual	One, Five-Year @ FMV
2017	Café FC	1,500	3.17%	±3 Years	07/31/2028	$4,056.25	$2.70	NNN	3% Annual	One, Five-Year @ FMV
2019	Mermaid Beauty Center	1,500	6.34%	±7 Years	MTM	$2,340.00	$1.56	NNN	None	None
2019.5	Pho Restaurant	1,500	6.34%	±8 Years	04/30/2028	$3,796.42	$2.53	NNN	4% Annual	Two, Ten-Year
2021	Hacienda Village Meats	2,400	10.15%	±42 Years	08/31/2027	$8,373.79	$3.49	NNN	3% Annual	None
2023	Chronos Healthcare	1,300	5.50%	±1 Years	08/30/2029	$3,163.68	$2.43	NNN	4% Annual	Two, Five-Year @ FMV
2025	La Michoacana	1,300	5.50%	±1 Years	05/31/2030	$3,575.00	$2.75	NNN	4% Annual	One, Five-Year @ FMV
2027 & 2029	Sunset Room	2,600	11.00%	±60 Years	06/30/2027	$7,634.33	$2.94	NNN	3% Annual	None
2031	Barber Shop	595	2.52%	±11 Years	07/31/2029	$1,262.47	$2.12	NNN	3% Annual	One, Five-Year @ 3% or FMV
2031.5	Christy's Donuts	675	2.85%	±40 Years	08/31/2032	$3,158.62	$4.68	NNN	4% Annual	One, Five-Year @ 3% Annual/FMV

FINANCIAL ANALYSIS

Rent Roll (Continued)

Suite	Tenant Name	GLA	% of GLA	Tenancy	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options
2033	Wireless (Mobigo Enterprises)	975	4.12%	±4 Years	04/30/2026	$1,239.50	$1.27	NNN	None	None
2035	Dentist (California Smiles)	975	4.12%	±2 Years	09/30/2028	$2,844.54	$2.92	NNN	None	Two, Five-Year @ FMV (Min 3%)
2037	Smoke Shop	975	4.12%	±15 Years	06/30/2026	$2,359.35	$2.42	NNN	3% Annual	None
2039	Nail Salon	1,300	5.50%	±6 Years	MTM	$2,785.12	$2.14	NNN	None	None
2043	Hacienda's Dirty Laundry	1,460	6.17%	±25 Years	06/14/2035	$4,555.20	$3.12	NNN	4% Annual	Two, Five-Year @ FMV
2045	Cleaners	1,140	4.82%	±13 Years	01/31/2028	$2,744.22	$2.41	NNN	CPI Annual/4%	None
2047	Liquor Store	1,950	8.25%	±25 Years	01/31/2031	$5,362.50	$2.75	NNN	3% Annual	Two, Five-Year
# of Tenants: 18	Total Available: Total Occupied:	0 SF 23,645 SF			Monthly: Annual:	$63,750.99 $765,011.88				

MARKET OVERVIEW

Regional Map

±400,000

CARS PER DAY ON THE NEARBY CA-60 FREEWAY

±25 MILES

TO ONTARIO INTERNATIONAL AIRPORT (ONT)

±19 MILES

VIA CA-60 TO DOWNTOWN LOS ANGELES, CA

±0.3 MILES

VIA HACIENDA BOULEVARD TO CA-60 FREEWAY

MARKET OVERVIEW

Hacienda Heights, CA

Hacienda Heights is an exclusive retail submarket in eastern Los Angeles County, defined by limited land availability, established development patterns, and long-standing resistance to new commercial construction. The area is largely built out, with minimal vacant parcels and restrictive zoning that materially constrain new retail supply.

These conditions create a high barrier to entry environment where existing, well-located retail assets benefit from scarcity-driven demand and reduced competitive risk.

The submarket is supported by a dense and affluent residential base with strong household income levels and stable population characteristics. Hacienda Heights is widely recognized for its significant Asian population, including Chinese, Taiwanese, and Korean households, which drives consistent demand for food-oriented, service-based, and specialty retail uses. This demographic profile has historically supported strong tenant sales performance and stable occupancy across neighborhood retail formats.

Consumer spending is reinforced by high owner-occupancy, multi-generational households, and limited retail leakage due to the depth of surrounding commercial corridors. **Retail centers aligned with daily-needs, dining, and service uses benefit from frequent visitation and repeat traffic, particularly along primary arterials with strong visibility.**

Overall, Hacienda Heights functions as a supply-constrained and demographically resilient retail market where entry opportunities are limited. The combination of high barriers to entry, a culturally and economically strong consumer base, and proximity to major employment centers supports long-term stability and favorable conditions for rent growth as legacy leases roll to market.

Subject Property Pylon Signage


Hacienda Heights Community Center

Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	$135,655	$130,972	$118,515
Average Household Retail Expenditure	$94,962	$91,535	$88,267
2025 Daytime Population	16,800	111,605	348,000
Population			
2030 Population	21,463	85,282	398,750
2025 Population	21,414	84,611	395,584
2010 Population	22,312	89,286	412,899
Households			
2030 Households	6,698	26,526	123,908
2025 Households	6,645	26,201	122,508
2010 Households	6,383	24,948	119,953

Nearby Major Infrastructure (+Distance to Subject Property)

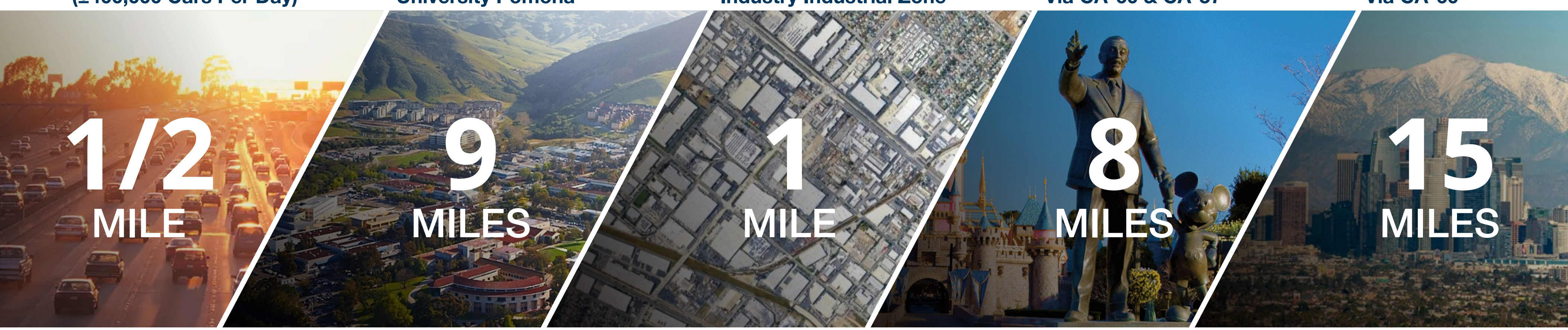
CA-60 Freeway (±400,000 Cars Per Day)

California State Polytechnic University Pomona

Rowland Heights/City of Industry Industrial Zone

Orange County Via CA-60 & CA-57

Downtown L.A. Via CA-60



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